

2

WHEN RECORDED RETURN TO:

Patrick F. Holden
HOLDEN & RICHER, P.C.
Attorneys at Law
299 S. Main Street, 13th Floor
Salt Lake City, Utah 84111
Telephone: (801) 535-4310
Hours: 8:00 a.m. to 5:00 p.m.



W3119536

EW 3119536 PG 1 OF 2
LEANN H KILTS, WEBER COUNTY RECORDER
21-JAN-21 948 AM FEE \$40.00 DEP DC
REC FOR: HOLDEN & RICHER PC

Tax Parcel No. 08-106-0008

NOTICE OF DEFAULT

NOTICE IS HEREBY GIVEN: That Brighton-Bank is the Trustee under a Deed of Trust (hereinafter "Trust Deed") dated September 22, 2016 executed by Riverdale Living, LLC as Trustor to secure obligations in the amount of \$580,000.00 in favor of Brighton Bank, as Beneficiary, recorded as September 23, 2016 Entry No. 2816564 et seq. in the official records of the Weber County Recorder, Weber County, State of Utah., said property referred to herein being located in Weber County, State of Utah.

Said Trust Deed refers to the following property:

PART OF THE WEST HALF OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT ON THE NORTHERLY LINE OF RITTER DRIVE SAID POINT BEING 22148.45 FEET NORTH 89D44'58" EAST ALONG THE QUARTER SECTION LINE FROM THE WEST QUARTER CORNER OF SAID SECTION 13, RUNNING THENCE NORTH 61D15' WEST 134.56 FEET ALONG SAID ROAD; THENCE NORTH 29D08' EAST 216.59 FEET TO THE SOUTHERLY BOUNDARY LINE OF THE CHERRY CREEK APARTMENTS PROPERTY; THENCE TWO COURSES ALONG SAID BOUNDARY AS FOLLOWS: SOUTH 58D53'05" EAST 114.56 FEET AN SOUTH 58D45'10" EAST 1195.44 FEET TO A FENCE AND FENCE LINE EXTENDED TO THE NORTHERLY LINE OF RITTER DRIVE; THENCE NORTH 61D56'30" WEST 51.58 FEET ALONG SAID LINE TO THE POINT OF BEGINNING.

(Property Address: 1580 West Ritter Drive, Riverdale, Utah 84405)

Said obligation arises from a certain Promissory Note (hereinafter "Note") dated September 22, 2016.

A default has occurred in that the Trustor has failed to pay the sums owed to the Beneficiary at the times and in the amounts as required by the Note. As of this date, payment is due and owing in the amount of \$574,143.06 plus after accruing payments, interest, late fees, costs and attorney's fees.

By reason of such default, Brighton Bank, as Beneficiary under the above Trust Deed has elected to declare the entire principal and interest balance of \$574,143.06 as of November 3, 2020, plus after accruing interest, late fees, costs and attorney's fees due and owing and therefore will within three months hereafter accelerate the entire unpaid balance and cause the trust property to be sold to satisfy the obligation secured by the Trust Deed.

This Notice is from a debt collector. This Notice is mailed and recorded in conjunction with an attempt to collect a debt, and any information obtained will be used for that purpose.

DATED this 11th day of January, 2021.

--- RICHER & OVERHOLT, P.C. ---

By: Patrick F. Holden
Patrick F. Holden
Successor Trustee

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

On this 11 day of January, 2021, personally appeared before me Patrick F. Holden, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

Anna Halliday
NOTARY PUBLIC
Residing in Salt Lake County, UT
My Commission Expires: 04-21-2024

